

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 8, 2013

The Planning and Zoning Commission took the following action at this meeting:

**1. Post Road Retirement Village – Dublin Senior Community 6470 Post Road
13-045FDP Final Development Plan**

Proposal: The construction of an 80-unit, 81,000-square-foot assisted living and memory care facility within Subarea A of the Post Road Retirement Village Planned Unit Development District, located on the north side of Post Road, west of the intersection with Avery-Muirfield Drive.

Request: Review and approval of a final development plan application under the provisions of Zoning Code Section 153.050.

Applicant: Rocky Goins, Owner; represented by Mike Bettinger, Douglas Company.

Planning Contact: Claudia D. Husak, AICP, Planner II

Contact Information: (614) 410-4675, chusak@dublin.oh.us

MOTION#1: Richard Taylor made a motion, Amy Kramb seconded the motion, to approve this minor text modification because it is minor in nature and will allow the site and the facility to function as intended at the rezoning stage, fulfilling a need for residents of the community for the 5 minor text modifications:

- 1) To require 129 parking spaces for an independent living facility and assisted living facility and shared parking between the facilities.
- 2) To permit structures, associated with a memory garden, including arbors, trellises, and a fence with columns to be located within the required front yard building and pavement setbacks along Post Road within Subarea A a maximum distance of 40 feet from the right-of-way.
- 3) To permit an open, wrought-iron style fence at a height of six feet to enclose the east and west boundaries of a memory garden within Subarea A.
- 4) To permit evergreen trees to count as replacement trees for up to 45 inches of required replacement trees for a memory care facility in Subarea A if evergreens are removed.
- 5) To permit the building in Subarea A to include cementitious siding as shown on the final development for the proposed memory care facility.

*Rocky Goins agreed to the text modifications.

VOTE: 6 – 0.

RESULT: This Minor Text Modification was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Absent
Joseph Budde	Yes
Victoria Newell	Yes

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 8, 2013

The Planning and Zoning Commission took the following action at this meeting:

- 1. Post Road Retirement Village – Dublin Senior Community 6470 Post Road
13-045FDP Final Development Plan**

MOTION#2: Richard Taylor made a motion, Victoria Newell seconded the motion, to approve this Final Development Plan because it complies with the proposed development text and preliminary development plan, the final development plan criteria and the existing development standards, with 11 conditions:

- 1) That the plans be revised to change the interior floor plans to accurately show PTAC units on the first floor only;
- 2) That the applicant work with Planning to extend the mound proposed along the frontage of Subarea A as much as possible and lower the height of the fence on top of the mound to four feet, subject to approval by Planning;
- 3) That the applicant pay a fee in lieu of construction and eastbound left turn lane along Post Road;
- 4) That the applicant work with staff to provide the required bikepath along Post Road if feasible, subject to approval by the City Engineer;
- 5) That the applicant work with Planning to locate the proposed fence and retaining wall behind the required 40-foot pavement setback;
- 6) That the applicant work with Planning to appropriately place at least three masonry columns at the sides of the memory garden;
- 7) That the applicant replace the Broadmoor Junipers with Green Gem Boxwoods to screen the proposed PTAC units;
- 8) That the applicant prove compliance with the City's Flood control code with the building permit submission;
- 9) That the applicant ensure foundation plantings are spaced a minimum of three to four feet away from the building;
- 10) That the applicant provide a final stormwater management plan at the building permit stage verifying compliance with the City's recently updated design manual; and
- 11) That the applicant provide all easements and right-of-way dedications prior to obtaining a building permit.

*Rocky Goins agreed to the above conditions.

VOTE: 6 – 0.

RESULT: This Final Development Plan application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Absent
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION


Gary P. Gunderman
Planning Manager

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 8, 2013

The Planning and Zoning Commission took the following action at this meeting:

**2. Village of Coffman Park PUD
13-076PP/FP**

**Kenzie Lane
Preliminary Plat/Final Plat**

Proposal: A subdivision plat of 8.77 acres into three lots to facilitate the development and construction of 28 condominium buildings, on the north side of Wall Street, east of Discovery Boulevard.

Request: Review and recommendation of approval to City Council for a preliminary plat and a final plat application under the provisions of the Subdivision Regulations.

Applicant: Coffman Partners, LLC, represented by Timothy Kelton.

Planning Contact: Claudia D. Husak, AICP, Planner II

Contact Information: (614) 410-4675, chusak@dublin.oh.us

RESULT: This Preliminary Plat/Final Plat application was postponed prior to the meeting, no formal action was taken by the Commission.

STAFF CERTIFICATION


Gary P. Gunderman
Planning Manager



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PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 8, 2013

The Planning and Zoning Commission took the following action at this meeting:

3. Perimeter Center, Subarea E – Giant Eagle Get Go Station

13-069AFDP

**9725 Perimeter Loop Road
Amended Final Development Plan**

Proposal: The addition of a fuel pump to the existing fuel station and the expansion of the canopy, located at the southeast intersection of perimeter Loop Road with Avery-Muirfield Drive.

Request: Review and approval of an amended final development plan under the provisions of Zoning Code Section 153.050.

Applicant: Pat Avolio, Giant Eagle.

Planning Contact: Claudia D. Husak, AICP, Planner II

Contact Information: (614) 410-4675, chusak@dublin.oh.us

MOTION#1: Richard Taylor made a motion, Victoria Newell seconded the motion, to approve this minor text modification because it is minor in nature and will allow the site to continue to function adequately and provide a service to the community for the one minor text modification:

To require 3 stacking spaces per fuel pump for 9725 Perimeter Loop Road within Subarea E of the Perimeter Center PCD.

VOTE: 6 – 0.

RESULT: This Minor Text Modification was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Absent
Joseph Budde	Yes
Victoria Newell	Yes

PLANNING AND ZONING COMMISSION

RECORD OF ACTION

AUGUST 8, 2013

The Planning and Zoning Commission took the following action at this meeting:

3. Perimeter Center, Subarea E – Giant Eagle Get Go Station

13-069AFDP

**9725 Perimeter Loop Road
Amended Final Development Plan**

MOTION#2: Richard Taylor made a motion, Joseph Budde seconded the motion, to approve this Final Development Plan because it complies with the proposed development text and preliminary development plan, the final development plan criteria and the existing development standards, with six conditions:

1. That the applicant provide a tree survey for all the trees to be removed as well as potentially impacted trees in the vicinity of the work and that any removed trees be replaced in accordance with Code;
2. That the applicant work with Planning to preserve the eight-inch Maple near the extension of the curb to the west of the improvements;
3. That the pumps contain no signs or logos;
4. That the applicant work with Planning to screen and soften the appearance of the vacuums with a bed of ornamental shrubs, grasses, and perennials and substitute the proposed Pyramidal Hornbeam for a larger tree species
5. That new plant material be added to hedge around the site where needed, subject to approval by Planning; and
6. That the applicant work with Planning to provide striped spaces for the air and vacuum stations.

*Jason Hockstok, Advanced Civil Design, representing the applicant, agreed to the above conditions.

VOTE: 6 – 0.

RESULT: This Final Development Plan application was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Absent
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION


Gary P. Gunderman
Planning Manager



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AUGUST 8, 2013

The Planning and Zoning Commission took the following action at this meeting:

MOTION: To accept the documents into the record as presented.

VOTE: 0 – 6.

RESULT: The documents were accepted into the record.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Absent
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION



Gary P. Gunderman
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AUGUST 8, 2013

The Planning and Zoning Commission took the following action at this meeting:

MOTION: Warren Fishman made a motion, Joseph Budde seconded the motion, to address City Council and request the review of the Bridge Street Corridor Code.

VOTE: 6 – 0.

RESULT: This motion was approved.

RECORDED VOTES:

Chris Amorose Groomes	Yes
Richard Taylor	Yes
Warren Fishman	Yes
Amy Kramb	Yes
John Hardt	Absent
Joseph Budde	Yes
Victoria Newell	Yes

STAFF CERTIFICATION

Gary P. Gunderman
Planning Manager